



Local ballot measure: C

C

Soquel Union Elementary School District Bond Measure

Ballot question

To improve the quality of education with funding that cannot be taken by the State; repair/replace leaky roofs; make health, safety and security improvements; replace deteriorating plumbing and sewer systems; improve student access to computers and modern technology; modernize/construct classrooms, restrooms and school facilities; and upgrade inadequate electrical systems; shall Soquel Union Elementary School District issue \$42,000,000 of bonds at legal interest rates, have an independent citizens' oversight committee, and have NO money used for administrative salaries?

Pregunta de Boleta

A fin de mejorar la calidad de la educación con fondos que no puedan ser tomados por el Estado; reparar/reemplazar techos con goteras; hacer mejoras en salud, seguridad y protección; reemplazar los sistemas deteriorados de plomería y alcantarillas; mejorar el acceso de los estudiantes a computadoras y tecnología moderna; modernizar/construir aulas, baños e instalaciones escolares; y mejorar los sistemas eléctricos inadecuados ¿debe el Distrito Unificado de Escuelas Primarias de Soquel emitir \$42,000,000 en bonos a tasas de interés legal, tener un comité de supervisión ciudadana independiente, y no destinar NINGÚN dinero a salarios administrativos?

What your vote means

YES	NO
A "Yes" vote is vote to authorize the bonds to be issued and financed by ad valorem taxes levied on real property in the School District.	A "No" vote is against issuing the proposed bonds.

For and against Measure C

FOR	AGAINST
<p>Michael Watkins Santa Cruz County Superintendent of Schools</p> <p>Stephanie Harlan Vice Mayor, City of Capitola</p> <p>Sam Storey Former Mayor</p> <p>Jim Hart Sheriff-Coroner</p> <p>Angelo DeBernardo, Jr. Community Banker and District Parent</p>	No argument against Measure C was filed.



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Arguments and replies are the opinions of the authors. We print them exactly as submitted, including errors.

Argument for Measure C

Our schools are the most important assets in our community and should be our number one priority. From higher achieving students, to greater neighborhood safety and improved property values, quality schools make a difference. While our teachers and staff do their best in educating our children, many classrooms and school facilities at the Soquel Union Elementary School District are outdated and inadequate to provide students with the facilities they need to succeed. This is why our students need your **YES vote on Measure C!**

Although our schools have been well maintained over the years, aging classrooms and facilities must be upgraded since many do not meet 21st century standards. Measure C would allow the District to improve our local schools and the quality of education provided to local children. By investing in our schools, we can meet today's safety, technological, and educational standards and better our community.

If passed, Measure C will provide funding to make facility improvements at local elementary and middle schools by:

- Repairing or replacing leaky roofs
- Upgrading deteriorating plumbing and sewer systems
- Making health, safety and security improvements
- Improving student access to computers and modern technology
- Upgrading inadequate electrical systems
- Modernizing/constructing classrooms, restrooms and school facilities

Measure C makes financial sense and protects taxpayers.

- All funds must be spent locally and cannot be taken by the State.
- By law, spending must be reviewed and annually audited by an independent citizens' oversight committee.
- Funds can only be spent to improve our local schools, not for administrator salaries.

Measure C upgrades and renovates old and inadequate school facilities, improves the education of local children, and maintains the quality of our community. That's something we can all support. Please join us and VOTE YES ON MEASURE C!

Michael Watkins

Santa Cruz County Superintendent of Schools

Stephanie Harlan

Vice Mayor, City of Capitola

Sam Storey

Former Mayor

Jim Hart

Sheriff-Coroner

Angelo DeBernardo, Jr.

Community Banker and District Parent

No argument against Measure C was filed.



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Impartial analysis of Measure C

Dana McRae, County Counsel

By Jane M. Scott, Assistant County Counsel

If approved by at least fifty-five percent of those voting on the measure, this measure will authorize the Soquel Union Elementary School District (the "District") to issue general obligation bonds in an aggregate principal amount not exceeding \$42,000,000. The bonds would constitute an indebtedness of the District.

Payment of interest and principal relating to the bonds would be financed by an ad valorem tax levied on real property within the District. The Tax Rate Statement for Measure C which was provided by the District and is printed in this ballot pamphlet provides information about the estimated amount of that tax.

The money raised through the sale of the bonds may only be used by the District for the purposes stated in the ballot materials and not for any other purpose, such as teacher or administrator salaries or other operating expenses.

To ensure that the bond monies are expended for the approved purposes, the Board of Trustees of the District will cause an annual independent performance audit to be conducted. It will also cause an annual independent financial audit to be conducted, and the appointment of a citizens' oversight committee.

The interest rate paid on the bonds and their terms to maturity will be limited by State law.

This Measure will have no effect on existing levies.

This measure was placed on the ballot by the District's Board of Trustees.

A "yes" vote on Measure C is a vote to authorize the bonds to be issued and financed by ad valorem taxes levied on real property in the School District.

A "no" vote on Measure C is a vote against issuing the proposed bonds.

Tax Rate Statement Measure C

Scott Turnbull, Superintendent

Soquel Union Elementary School District

An election will be held in the Soquel Union Elementary School District (the "District") on November 8, 2016 to authorize the sale of up to \$42,000,000 in general obligation bonds. The following information is submitted in compliance with Sections 9400-9404 of the California Elections Code.

1. The best estimate of the tax rate that would be required to fund this bond issue during the first fiscal year after the sale of the first series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is \$.03000 per \$100 (\$30.00 per \$100,000) of assessed valuation in fiscal year 2017-18.
2. The best estimate of the tax rate that would be required to fund this bond issue during the first fiscal year after the sale of the last series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is \$.03000 per \$100 (\$30.00 per \$100,000) of assessed valuation in fiscal year 2022-23.
3. The best estimate of the highest tax rate that would be required to fund this bond issue, based on estimated assessed valuations available at the time of filing this statement, is \$.03000 per \$100 (\$30.00 per \$100,000) of assessed valuation. This vote is projected to apply in each fiscal year that the bonds are outstanding.
4. The best estimate from official sources of the total debt service, including the principal and interest, that would be required to be repaid if all the bonds are issued and sold will be approximately \$93,000,000.

These estimates are based on projections derived from information obtained from official sources. The actual tax rates and the years in which they will apply may vary depending on the timing of bond sales, the amount of bonds sold at each sale and actual increases in assessed valuations. The timing of the bond sales and the amount of bonds sold at any given time will be determined by the needs of the District. Actual assessed valuations will depend upon the amount and value of taxable property within the District as determined in the assessment and the equalization process.



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Full text of Measure C

“To improve the quality of education with funding that cannot be taken by the State; repair/replace leaky roofs; make health, safety and security improvements; replace deteriorating plumbing and sewer systems; improve student access to computers and modern technology; modernize/construct classrooms, restrooms and school facilities; and upgrade inadequate electrical systems; shall Soquel Union Elementary School District issue \$42,000,000 of bonds at legal interest rates, have an independent citizens’ oversight committee, and have NO money used for administrative salaries?”

PROJECT LIST

Bond proceeds will be expended to modernize, replace, renovate, expand, construct, acquire, equip, furnish and otherwise improve the classrooms and school facilities of the District.

Unless otherwise noted, the projects in the Bond Project List are authorized to be completed at each or any of the District’s sites, as shall be approved by the Board of Trustees.

- Repair or replace leaky roofs
- Repair and replace deteriorating plumbing and sewer systems
- Make health, safety and security improvements
- Improve student access to computers and modern technology
- Upgrade inadequate electrical systems
- Modernize/construct/renovate outdated classrooms, restrooms and school facilities
- Replace outdated heating, ventilation and air-conditioning systems
- Construct additional classrooms to reduce student overcrowding
- Make energy-efficiency improvements, including installing solar panels
- Replace aging temporary portables with permanent classrooms
- Upgrade playgrounds and playfields for school and community use
- Upgrade P.E. fields and facilities for school and community use
- Federal and State-mandated Occupational Safety & Health Administration (OSHA) safety upgrades including playground equipment replacement
- All Federal and State-mandated Americans with Disabilities Act (ADA) accessibility upgrades including site access, parking, staff and student restrooms, relocation of some existing electrical devices, drinking fountains, playground equipment, etc.
- Upgrade school site parking, roadways, utilities and grounds
- Abate and remove hazardous materials identified prior or during construction
- Repair, replace and/or upgrade paved surfaces, turf, and other grounds to eliminate safety hazards
- Necessary site acquisition and preparation/restoration in connection with new construction, renovation or remodeling, or installation or removal of relocatable classrooms, including ingress and egress, removing, replacing, or installing irrigation, utility lines (such as gas lines, water lines, electrical lines, sewer lines, and communication lines), trees and landscaping, relocating fire access roads, and acquiring any necessary easements, licenses, or rights of way to the property

The listed projects will be completed as needed. Each project is assumed to include its share of furniture, equipment, architectural, engineering, and similar planning costs, program/project management, staff training expenses and a customary contingency for unforeseen design and construction costs. In addition to the listed projects stated above, the list also includes the acquisition of a variety of instructional, maintenance and operational equipment, including the reduction or retirement of outstanding lease obligations and interim funding incurred to advance fund projects from the list; installation of signage and fencing; payment of the costs of preparation of all facility planning, facility studies, assessment reviews, facility master plan preparation and updates, environmental studies (including environmental investigation, remediation and monitoring), design and construction documentation, and temporary housing of dislocated District activities caused by construction projects. The upgrading of technology infrastructure includes, but is not limited to, computers, LCD projectors, portable interface devices, servers, switches, routers, modules, sound projection systems, printers, digital white boards, document projectors, upgrade telephone/voice-over-IP, call manager and network security/firewall, wireless technology systems and other miscellaneous equipment and software. The allocation of bond proceeds will be affected by the District’s receipt of State matching funds and the final costs of each project. In the absence of State matching funds, which the District will aggressively pursue to reduce the District’s share of the costs of the projects, the District will not be able to complete some of the projects listed above. The budget for each project is an estimate and may be affected by factors beyond the District’s control. Some projects throughout the District, such as gyms, fields and performing arts facilities, may be undertaken as joint use projects in cooperation with



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other local public or non-profit agencies. The final cost of each project will be determined as plans and construction documents are finalized, construction bids are received, construction contracts are awarded and projects are completed. Based on the final costs of each project, certain of the projects described above may be delayed or may not be completed. Demolition of existing facilities and reconstruction of facilities scheduled for repair and upgrade may occur, if the Board determines that such an approach would be more cost-effective in creating more enhanced and operationally efficient campuses. Necessary site preparation/restoration may occur in connection with new construction, renovation or remodeling, or installation or removal of relocatable classrooms, including ingress and egress, removing, replacing, or installing irrigation, utility lines, trees and landscaping, relocating fire access roads, and acquiring any necessary easements, licenses, or rights of way to the property. Proceeds of the bonds may be used to pay or reimburse the District for the cost of District staff when performing work on or necessary and incidental to bond projects. Bond proceeds shall only be expended for the specific purposes identified herein. The District shall create an account into which proceeds of the bonds shall be deposited and comply with the reporting requirements of Government Code § 53410.